



Kings Road, Higher Bebington

£400,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to your dream family home in the coveted area of Higher Bebington! This attractive and spacious semi-detached house is the perfect haven for a growing family. As you step through the porch and into the hallway, you'll immediately feel the warmth and charm of this inviting residence. The ground floor boasts a thoughtful layout, starting with a convenient downstairs WC for added ease. The lounge is a cosy retreat with a stove, creating a welcoming ambiance for those chilly evenings. The sitting room, adorned with sliding doors, seamlessly connects to the conservatory, providing a bright and airy space to relax and unwind. The heart of the home is undoubtedly the smartly fitted kitchen dining room. It's not just a place to prepare meals; it's a hub for family gatherings and celebrations. Adjacent is the utility room, adding practicality to the daily routine. Ascending to the first floor, you'll find four generously sized bedrooms, ensuring everyone has their own space. The well-appointed bathroom and a separate WC add to the convenience of family living. The second floor surprises with a fifth bedroom, providing flexibility for guests or a home office. Outside, the front of the property showcases a driveway with off-road parking leading to the garage, offering both convenience and security. The real gem, however, is the delightful garden at the rear, enjoying a south-westerly aspect. Imagine sunny afternoons spent in this private oasis, creating memories with family and friends. This home truly combines style, comfort, and practicality, making it an ideal choice for a growing family. Don't miss the opportunity to make Higher Bebington your new home. Council tax band E. Freehold.



Hallway

13'6" (4.11m) x 7'6" (2.29m)

Downstairs WC

3'9" (1.14m) x 2'4" (0.71m)

Lounge

13'6" (4.11m) Into Bay x 11'10" (3.61m)

Sitting Room

14'5" (4.39m) x 11'10" (3.61m)

Conservatory

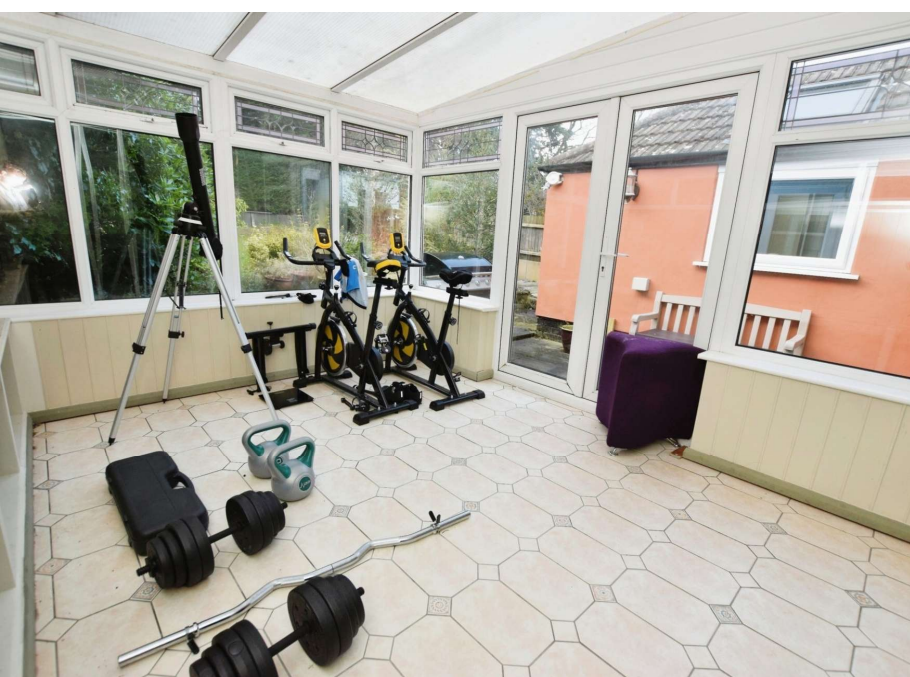
11'11" (3.63m) x 9'9" (2.97m)

Kitchen Dining Room

16'4" (4.98m) x 10'4" (3.15m)

Utility Room

11'10" (3.61m) x 8'5" (2.57m)



Bedroom One

13'5" (4.09m) Into Bay x 11'10" (3.61m) Into Wardrobe Recess

Bedroom Two

13'11" (4.24m) x 11'10" (3.61m) Into Wardrobe Recess

Bedroom Three 12'5" (3.78m) x 8'5" (2.57m)

Bedroom Four

9'3" (2.82m) x 7'9" (2.36m)

Bathroom

8'0" (2.44m) x 5'11" (1.8m)

WC

5'3" (1.6m) x 2'8" (0.81m)

Bedroom Five

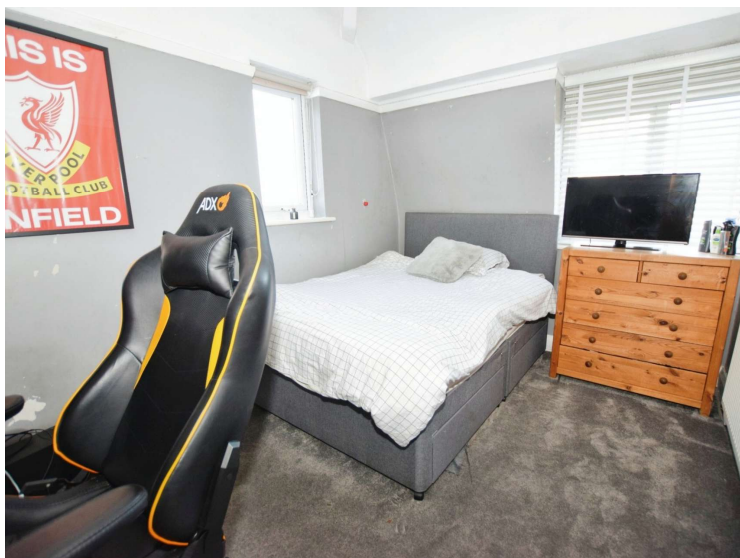
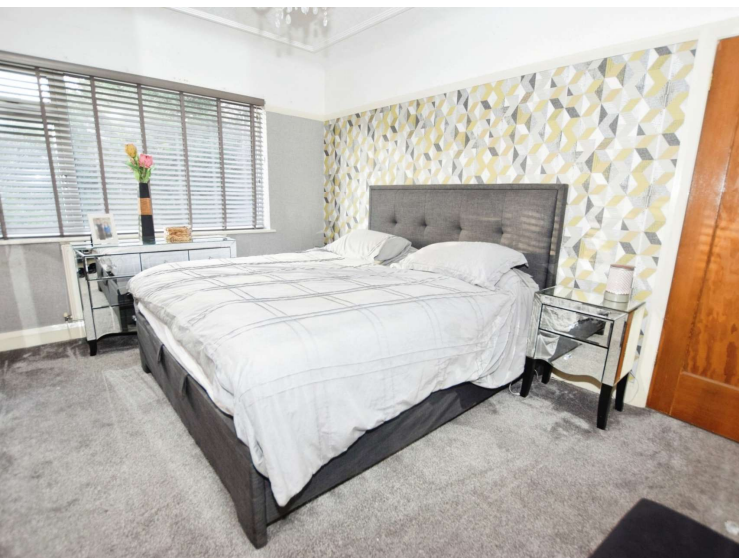
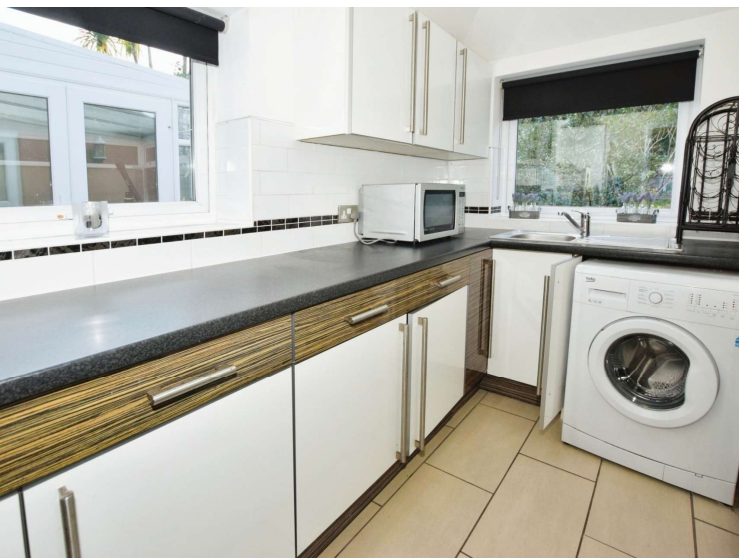
16'8" (5.08m) x 11'6" (3.51m)

Garage

15'8" (4.78m) x 8'6" (2.59m)

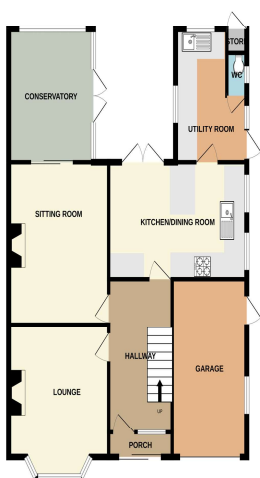
Garage

15'8" (4.78m) x 8'6" (2.59m)





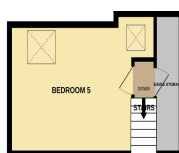
GROUND FLOOR
952 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR
740 sq.ft. (68.4 sq.m.) approx.



2ND FLOOR
245 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA: 1939 sq.ft. (180.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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